



Chapter 3 **Special Issues**

Cluster 9 Asset Profile

Vacant Land

Approximately 10% of all parcels in Cluster 9 are vacant, although great differences in the levels of vacant land occur among all neighborhoods (see map A7). Planning efforts should consider the level of vacant land to plan for appropriate redevelopment. In neighborhoods with low vacant lot counts, scattered site infill projects would be appropriate. The eastern end has the highest concentration of vacant parcels of land, and should therefore, encourage larger-scale redevelopment in order to significantly alter the image of decline that is preponderous in these areas.

In the Cluster 9 area the City owns relatively few surplus parcels (see Map A8), that is land which the City does not use for any specific function, such as a recreation center, but was acquired most often through non-payment of City taxes. The overall percentage of City owned parcels in most Census tracts in Cluster 9 is much lower than the City average of 10.8%. The strongest concentration of City owned lots is in the east section, which if overlaid with the previous map, would illustrate the poor physical condition of the block as well, indicating abandonment of housing stock.

Not surprisingly, the most stable neighborhoods contain the smallest percentage of City- owned surplus parcels, and, as shown previously, the majority of blocks in Cluster 9 are in stable condition.

Vacant land exists as scattered lots throughout the remainder of the cluster as indicated on the following Open Land Map (Map A9). In addition to vacant land, this map identifies parks, known vacant buildings and parking lots.

The commercial node at Grand River and Greenfield has some vacant land within it, although it is not concentrated into one single parcel. Some small, formerly viable shopping areas such as McNichols and Schaefer have large parking lots that are no longer used. A small amount of vacant industrial land exists in the industrial area around Meyers and Lyndon, in addition to some abandoned industrial buildings.

Historic Districts

There are no historic districts within Cluster 9. However, Marygrove College campus and buildings may be eligible for listing in the National Register for Historic Places. Additionally several neighborhoods may qualify under the criteria of age but would require further research into architectural and historical merits.

Zoning

The Cluster 9 area is primarily a residential area, with an industrial corridor running along its southern edge, a number of strip commercial thoroughfares running through it, and several commercial nodes. The zoning in the area reflects this pattern. The residential areas mainly consist of single and two-family units, often with small multi-unit structures at intersections. There are very few large apartment buildings consisting primarily of senior citizen developments. This is reflected in the zoning pattern of the area, zoned mostly R1 and R2 with pockets of R4 zoning.

The industrial area running along Lyndon contains primarily medium intensity industry, but the area is zoned heavy industrial due to the presence of various rail lines (one of which has been abandoned).

Like most of the city, much of the development in this area preceded the introduction of zoning ordinances and development took place along the requirements of subdivision restrictions. When zoning was applied, it intended to protect the existing development, an approach that continues today. Most of the area of Cluster 9 is zoned today just as it was when zoning was first enacted. The area is the same as 50 years ago, with the exception of various infilling of vacant areas, several thoroughfare changes and changes in the way commercial uses are developed.

Renaissance Zone

There is a small strip of a Renaissance Zone, which include both sides of Lyndon Street at the far southeastern portion of Cluster 9. This industrial area extends from Livernois on the east to Greenlawn on the west (see Map A10).